



# Board of Adjustment Case Report

City of Raleigh  
Department of City Planning  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

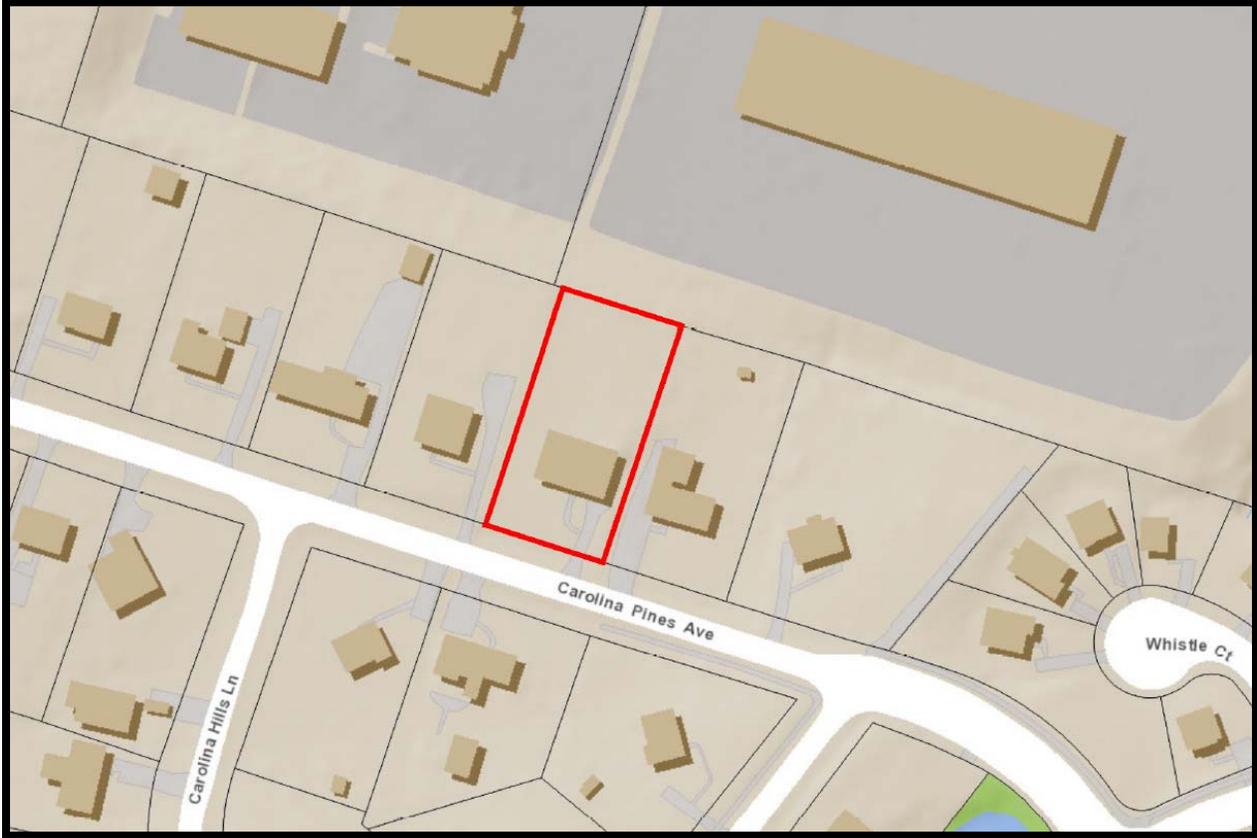
**Case File:** A-49-17

**Property Address:** 1310 Carolina Pines Avenue

**Property Owner:** Kiser Plonk and Associates, LLC

**Project Contact:** Warren Plonk

**Nature of Case:** A request for a 1.7' side setback variance pursuant to Section 2.2.1. of the Unified Development Ordinance in order to legalize the existing detached house which is located on a .46 acre parcel zoned Residential-4 and Special Residential Parking Overlay District and located at 1310 Carolina Pines Avenue.



**1310 Carolina Pines Avenue – Location Map**

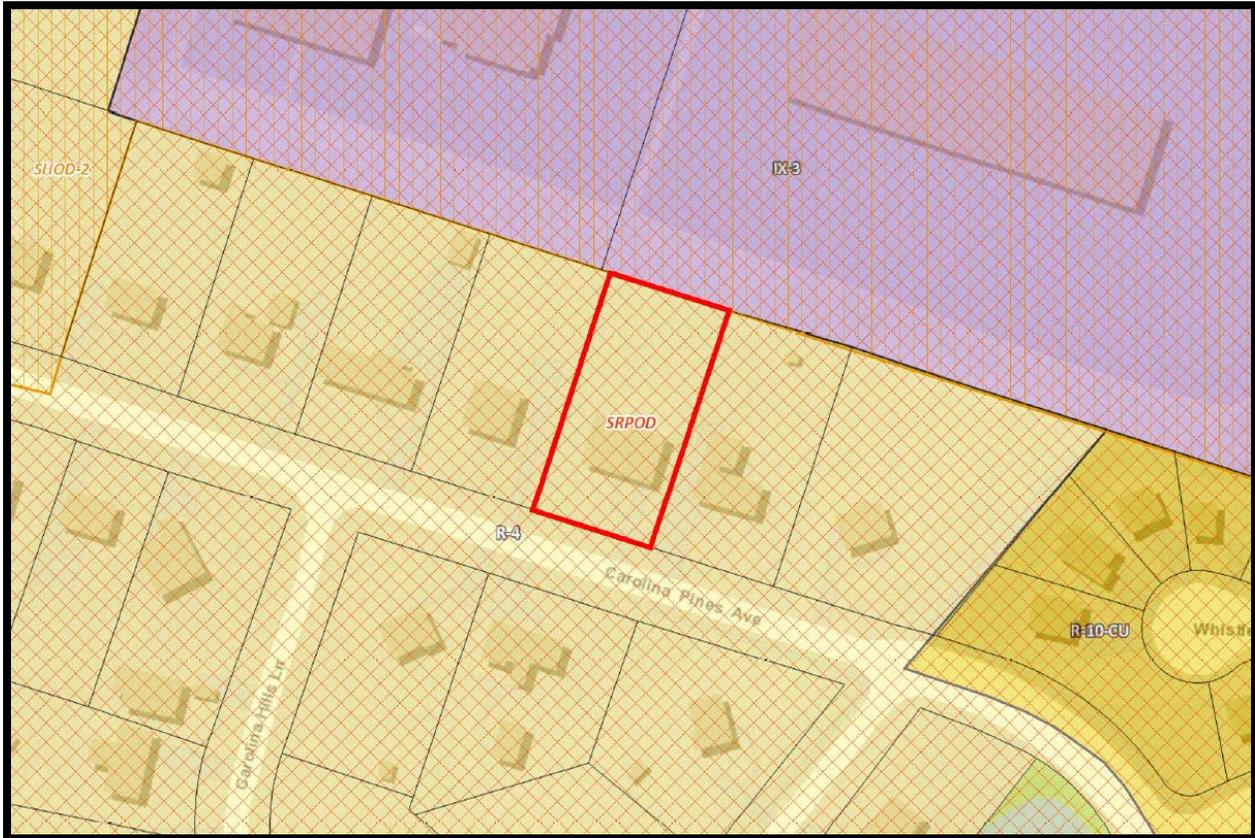
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To BOA: 4-10-17

Staff Coordinator: Eric S. Hodge, AICP

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**ZONING DISTRICTS:** Residential-4 and Special Residential Parking Overlay District



### 1310 Carolina Pines Avenue – Zoning Map

**VARIANCE STANDARDS:** In accordance with UDO [§10.2.10 Variance](#), before a variance request is granted, the Board of Adjustment shall show all of the following:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.
2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions

that are common to the neighborhood or the general public, may not be the basis for granting a variance.

- 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.
- 4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured and substantial justice is achieved.

**Zoning District Standards:** The subject property is zoned Residential-4 and Special Residential Parking Overlay District

**Lot Dimensions**

Area (min)	10,000 SF
Width – interior lot (min)	65
Width – corner lot (min)	80'
Depth -	100;'

<b><u>Yard Type</u></b>	<b><u>Minimum Setback</u></b>
Primary Street	20'
Side Street	15'
Side	10'
Sum of Sides	20'
Rear	30'



# Application for Variance



Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

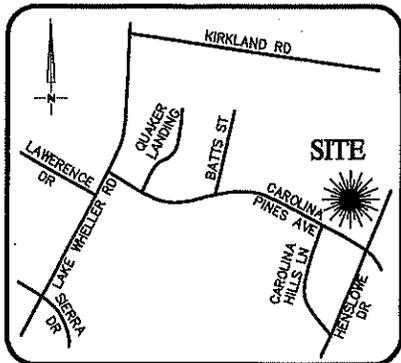
Submit application to: Development Services Customer Service Center, 1 Exchange Plaza, Suite 400, Raleigh, NC 27601

NATURE OF REQUEST	OFFICE USE ONLY
<p><b>Nature of variance request (if more space is needed, submit addendum on separate sheet):</b>                      The undersigned property owner requests a 1.7 foot side setback variance to legalize the existing detached house, resulting in a 8.3 foot side yard setback on a 0.46 acre property zoned Residential-4 and located at 1310 Carolina Pines Avenue.</p>	<p><b>Transaction Number</b>  A-49-17</p>
<p><b>Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences. If this property was the subject of a previous variance request, provide the case number.</b></p>	

GENERAL INFORMATION		
Property Address 1310 Carolina Pines Ave., Raleigh, NC 27603	Date 2/3/17	
Property PIN 1702086742	Current Zoning R-4	
Nearest Intersection Carolina Hills Lane		Property size (in acres) 0.46 acres
Property Owner Kiser Plonk & Associates Construction, LLC	Phone 919-920-5985	Fax 919-788-2060
Owner's Mailing Address 1749 Leigh Dr., Raleigh, NC 27603	Email halplonk@gmail.com	
Project Contact Person Warren Plonk	Phone 919-920-5985	Fax 919-788-2060
Contact Person's Mailing Address halplonk@gmail.com	Email	
Property Owner Signature <i>Warren Plonk</i>	Email	
<p><b>Notary</b></p> <p>Sworn and subscribed before me this <u>3<sup>rd</sup></u> day of <u>March</u>, 20<u>17</u></p>	<p><b>Notary Signature and Seal</b></p> <p><i>M. Bradley Harrold</i></p> <div data-bbox="925 1690 1226 1816" style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;">                     M. BRADLEY HARROLD                      NOTARY PUBLIC                      WAKE COUNTY, NC                 </div>	

THIS IS TO CERTIFY THAT ON THE 8th DAY OF FEBRUARY 2017 AN ACTUAL SURVEY WAS DONE UNDER MY SUPERVISION OF THE PROPERTY SHOWN HEREON, THIS MAP IS NOT INTENDED TO MEET GS 47-30 RECORDING REQUIREMENTS.

*Dean Rhoads*  
 SIGNED \_\_\_\_\_  
 DEAN M. RHOADS, PLS (L-4679)



VICINITY MAP  
 Not To Scale

**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINES
- CLOSURE EXCEEDS 1 INCH IN 10,000 FT.
- IPS ● - IRON PIN SET
- EIP ○ - EXISTING IRON PIPE
- CP ○ - COMPUTED POINT
- DB - DEED BOOK
- PB - BOOK OF MAPS/PLAT BOOK
- PG - PAGE
- #1310 STREET ADDRESS



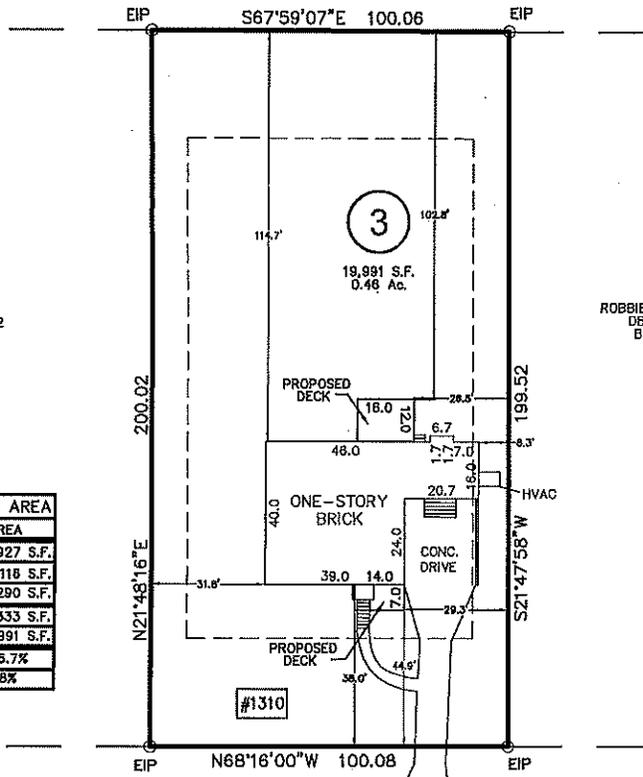
BM 1954 PG 55

SETBACKS:  
 FRONT-30'  
 SIDE-10'  
 REAR-30'

N/F  
 IVEY SELF STORAGE, INC.  
 DB 16654 PG 896  
 BM 1996 PG 784

4  
 N/F  
 ALEX HANSEN  
 DB 15606 PG 2112  
 BM 1954 PG 55

2  
 N/F  
 ROBBIE & ROBERT BAILEY  
 DB 15729 PG 821  
 BM 1954 PG 55

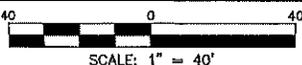


IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE & PORCH	1,927 S.F.
WALKS & HVAC	1,118 S.F.
PROPOSED DECKS	290 S.F.
<b>TOTAL =</b>	<b>3,333 S.F.</b>
<b>LOT AREA =</b>	<b>19,991 S.F.</b>
<b>% IMPERVIOUS AREA =</b>	<b>16.7%</b>
<b>R4 ZONING ALLOWANCE =</b>	<b>38%</b>

**CAROLINA PINES AVENUE**  
 60' R/W

- NOTES:  
 -ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES  
 -AREAS COMPUTED BY COORDINATE METHOD  
 -PROPERTY SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD  
 -NO HORIZONTAL CONTROL FOUND WITHIN 2000 FEET OF SURVEY  
 -BOUNDARY PREDICATED ON EXISTING MONUMENTATION FOUND IN THE FIELD

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED



**HOUSE LOCATION PLOT PLAN**

FOR  
 #1310 CAROLINA PINES AVENUE  
 LOT 3, CAROLINA PINES SUBDIVISION, BLOCK S  
 Swift Creek Township, Wake County, North Carolina

PROPERTY OF: KISER PLONK & ASSOCIATES CONSTRUCTION, LLC  
 MAP BOOK 1954 PAGE 55 DEED REFERENCE 16464 PAGE 110B

**RESIDENTIAL LAND SERVICES, PLLC.**

1500 Piney Plains Road, Suite 102  
 Cary, North Carolina 27518  
 Phone (919) 977-1554  
 Firm License # P-0873

DRAWN BY: SJR

DATE: FEBRUARY 8, 2017



[Home](#)

# Wake County Real Estate Data Photographs

[iMaps](#)  
[Tax Bills](#)

Real Estate ID **0053573** PIN # **1702086742**

Location Address  
**1310 CAROLINA  
PINES AVE**

Property Description  
**LO3 CAROLINA PINES BLS**

Account  
Search

[Pin/Parcel History](#) [Search Results](#) [New Search](#)

[NORTH CAROLINA](#) [Account](#) | [Buildings](#) | [Land](#) | [Deeds](#) | [Notes](#) | [Sales](#) | [Photos](#) | [Tax Bill](#) | [Map](#)



Photograph Date: 1/7/2013



0053573 01/07/2013

Photograph Date: 12/27/1995



\*Wake County assessed building and land values reflect the market value as of January 1, 2016, which is the date of the last county-wide revaluation. Any inflation, deflation or other economic changes occurring after this date does not affect the assessed value of the property and cannot be lawfully considered when reviewing the value for adjustment.

The January 1, 2016 values will remain in effect until the next county-wide revaluation. Until that time, any real estate accounts created or new construction built is assessed according to the 2016 Schedule of Values.

**For questions regarding the information displayed on this site, please contact the Revenue Department at [RevHelp@wakegov.com](mailto:RevHelp@wakegov.com) or call 919-856-5400.**

1702086742  
KISER PLONK & ASSOCIATES  
CONSTRUCTION, LLC  
1749 LEIGH DR  
RALEIGH NC 27603-5160

1702084532  
WALLACE REID YOUNG REVOCABLE  
TRUST  
205 FARMINGTON WOODS DR  
CARY NC 27511-4538

1702085551  
CHANG, YUNG I KUO, CHIN TSU  
408 FLETCHER DR  
RALEIGH NC 27603-3802

1702085745  
HANSEN, ALEX  
1314 CAROLINA PINES AVE  
RALEIGH NC 27603-2738

1702086486  
HUDSON, CHRISTOPHER L HUDSON,  
BARBARA D  
1301 CAROLINA PINES AVE  
RALEIGH NC 27603-2737

1702087730  
BAILEY, ROBBIE POPE BAILEY, ROBERT  
EDWARD  
555 FT WASHINGTON AVE APT 4A  
NEW YORK NY 10033-1911

1702089929  
IVEY SELF STORAGE INC  
225 PEEDIN RD  
SMITHFIELD NC 27577-4719

1702095212  
IVEY SELF STORAGE INC  
PO BOX 1749  
SMITHFIELD NC 27577-1749

